

# City of Detroit

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A public hearing will be held by the Detroit City Planning Commission in the Committee of the Whole Room, 13th Floor, Coleman A. Young Municipal Center, 2 Woodward Avenue, Detroit, Michigan 48226 at the date and time listed below. Both in-person and virtual attendance are options to participate. Pursuant to public health guidelines and limited room capacity, if anyone has cold, flu, COVID symptoms or other contagious condition, virtual attendance is strongly encouraged. To attend the meeting virtually, please use the link toward the end of this notice.

## **THURSDAY, MARCH 19, 2026, AT 5:15 PM**

The hearing is to consider the request of Michigan First Financial Credit Union in conjunction with the Detroit City Planning Commission as co-petitioner to amend Article XVII, Section 50-17-4, District Map No. 3 of the 2019 Detroit City Code, Chapter 50, Zoning, to show a B2 (Local Business and Residential) zoning classification where an SD1 (Special Development District, Small-Scale, Mixed-Use) zoning classification is shown at 1529 Temple, 1525 Temple, 2847 Trumbull, 2821 Trumbull (also known as 2825 Trumbull), 2801 Trumbull, and 1510 Perry, where an R3 (Low Density Residential) zoning classification is shown at 1520 Perry, and where an R2 (Two-Family Residential) zoning classification is shown at 1555 Temple, 1551 Temple, 1545 Temple, and 1537 Temple. The proposed rezoning is indicated as the shaded area on the accompanying map. The proposed map amendment is being requested to allow the applicant to modify an existing credit union to include a drive-through facility and to expand the vehicular parking and circulation area. The current SD1, R3, and R2 classifications do not support this type of use.

### **SD1– Special Development District, Small-Scale, Mixed-Use**

The SD1 Special Development District encourages small-scale pedestrian- and transit-oriented uses that complement a neighborhood setting. It aims to balance diverse, walkable activities for residents while preserving neighborhood character. Parking requirements are reduced to promote transit and non-motorized transportation, with shared and district-wide parking approaches encouraged. Certain alcohol-serving establishments are permitted without spacing requirements to boost pedestrian activity.

### **B2 –Local Business and Residential Use**

The B2 Local Business and Residential District provides for the day-to-day consumer goods and services required to serve a small residential area. High-traffic generating and traffic-oriented uses are restricted because of their obvious undesirable influence on adjacent residential areas.

### **R3 – Low Density Residential**

This district is designed to promote and encourage multi-family dwellings such as terrace house developments and garden apartments. This district is primarily used on local thoroughfares to encourage a suitable environment for family life. Uses permitted include two-family dwellings, multi-family dwellings, and community facilities necessary to serve a residential district.

### **R2 – Two-Family Residential**

This district is designed to protect and enhance areas developed or likely to be developed with single- or two-family dwelling units. This district promotes a suitable environment for homes and for activities with family life.

Zoning Ordinance amendments require approval by the City Council following a separate public hearing conducted by the Council. The Council considers the matter upon receipt of a report and recommendation from the City Planning Commission. This Zoning Ordinance map amendment request is being considered consistent with the provisions of Article III, Divisions 2, 3 and 4 of Chapter 50 of the 2019 Detroit City Code, the Detroit Zoning Ordinance.

All interested persons are invited to be present and be heard as to their views. Persons making oral presentations are encouraged to submit written copies, for the record, to the City Planning Commission via U.S. Mail at the above address or e-mail at [cpc@detroitmi.gov](mailto:cpc@detroitmi.gov). Public comment/testimony may be given at the appropriate times when called for during the meeting. If you desire to speak and are attending the meeting online, press the “raise your hand” icon at the bottom of the screen or press ALT-Y for a PC or OPT-Y for a MAC to raise your hand virtually. If attending by phone press \*-9 to raise your hand.

If interpretation or translation services are needed, including for the hearing impaired, call the Department of Civil Rights, Inclusion & Opportunity at (313) 224-4950. For further information on this proposal or the public hearing, please call (313) 224-6225.

**To participate virtually in the CPC meeting, please use the following options:**

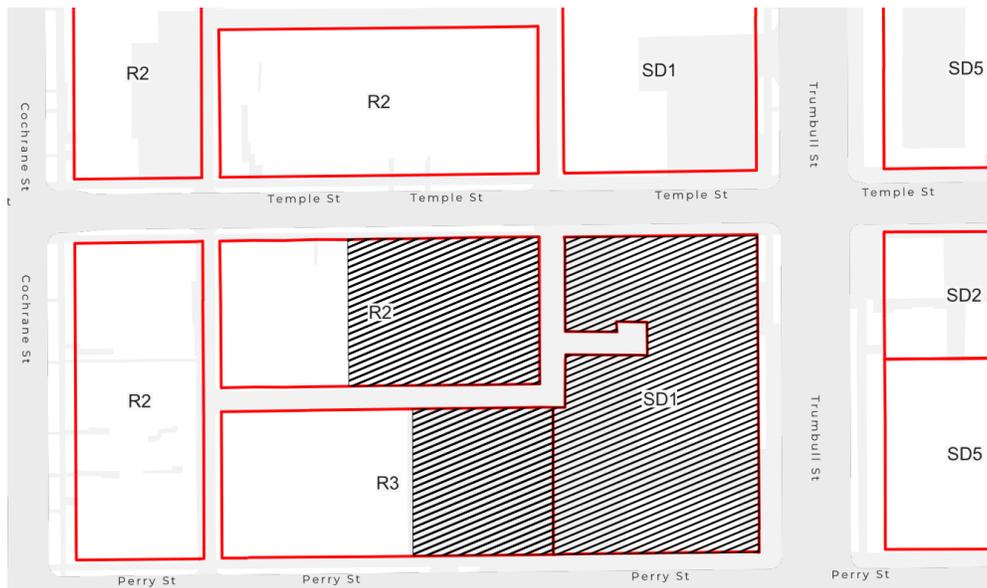
*Online:*

<https://cityofdetroit.zoom.us/j/96355593579?pwd=TTloMzN5M3pmU1RKNXp1MjJlczN3UT09>

*Or iPhone one-tap:* US: +12678310333,96355593579# or +13017158592,96355593579#

*Or by Telephone:* Dial (for higher quality, dial a number based on your current location):

US: +1 267 831 0333 or +1 301 715 8592 or +1 312 626 6799 or +1 213 338 8477 or +1 253 215 8782 or +1 346 248 7799 Webinar ID: 963 5559 3579



**Highlighted area is proposed to be rezoned from SD1, R3, and R2 to B2**